
Deck Handout

While not all inclusive, this information should be used as a general guide to meet minimum standards of the building code.

Required for any deck attached to a structure or 30 inches or more above adjacent grade **and** not attached to a structure with frost footings **and** which is not part of an accessible route. The inspection card shall be posted on the exterior wall or the residence until the final inspection has been made and passed.

- Homeowners may do their own work.
- Contractors shall be state licensed.
- Cost of the permit is based on project value, and determined by using the residential building permit fee schedule.

Required information for deck permits: a survey depicting the proposed location and size of the deck, as well as one set of plans that show the items listed below, either a physical copy or emailed as a PDF to permits@wspmn.gov:

- | | |
|-----------------------------------|-------------------------------|
| a. Size and depth of footing | f. Size and spacing of posts |
| b. Height and design of guardrail | g. Type of floorboards |
| c. Type of footing forms | h. Distance to property lines |
| d. Size and spacing of joists | i. Type of lumber |
| e. Size of beams | j. Height of deck off ground |

Footings and Framing

- Footings shall be at least 42 inches deep and 12 inches in diameter. Footing forms shall be cardboard tubes. Deck footings are subject to frost heave. Deeper footings and footings wider at the bottom will help prevent frost heave. Contact a building inspector for help with sizing your footings.
- Call for footing inspection after footing holes are dug, and **before** pouring concrete. Footing holes shall not contain loose soil, water, or mud. Call for a framing and final inspection when the deck is complete.
- If a portion or all of the deck is less than or equal to 36 inches above grade, then a pre-framing inspection is required prior to installing the decking or flooring so the inspector can examine the under-floor framing.
- Prior to digging, call Gopher State One at (651) 454-0002 or click <https://gopherstateonecall.org/>

Treated Wood

- All wooden members of decks shall be treated or rot resistant wood (redwood or cedar).
- Posts shall be anchored to prevent movement.

Composite Material

- Composite material must be pre-approved during the plan review process. Submit evaluation report number and product information at time of review. Purchasing the composite product prior to city approval is not recommended.

Cantilevers: Overhanging Joist and Beams

- Decks should not overhang beams by more than two feet, nor should beams overhang posts by more than one foot at the ends. Floor joist spacing at 24 inches on center requires 2x decking and floor joist spacing at 16 inches on center requires 1x decking.

Beams

- Beam end joints and splices shall be made over posts. Beams bolted to posts shall have at least two ½ inch carriage bolts staggered on each post.

Ledger

- Ledger boards shall be bolted to solid material such as 2x10 rim joist, floor trusses, sill plate, top plates, etc. Materials not acceptable to bolt into include manufactured I joists, foam filled rim joists, and wall sheathing.
- Bolt ledger with a minimum of 3/8 inch bolts spaced 16 inches on center, staggered top and bottom.
- Flashing is required where the deck ledger board is attached to the house.

Cantilever

- Cantilevered areas (a boxed-out area or bay usually with a patio door) will not support a deck. Double the joists around the cantilever areas to make the deck self-supporting or provide additional posts and beams.

Joist hangers

- Joist hangers are required wherever joists do not have at least 1-1/2 inch of bearing. Joist hangers shall be the proper size (i.e. 2x8 joists require 2x8 joist hangers). Joist hangers require one nail per nailing hole.
- Stainless steel or triple dipped hot-dip galvanized connectors and fasteners are required with treated wood. Electroplated galvanized fasteners are not acceptable.

Guardrail

- Decks more than 30 inches off grade require a guardrail at least 36 inches high, built so that a 4 inch object cannot pass through.

Stairs

- The maximum rise on the stairs is 7-3/4 inches. Maximum opening in risers is 4 inches. The greatest riser height shall not exceed the smallest by more than 3/8 inch. Special attention should be given to make sure the top and bottom riser heights are correct. The minimum run is 10 inches. All runs shall be equal.

Handrails

- Continuous handrails are required for 4 or more stair risers. Handrails shall be 34 to 38 inches above the tread nosing. The handgrip portion of handrails shall be 1-1/4 to 2 inches wide and in a shape that is easy to grip firmly.
- The ends of the handrail shall be returned to a wall or end in safety terminals to avoid the possibility of catching loose clothing.

Stairs

- Stairs to decks more than 30 inches above grade require guardrails built so that a 4-3/8 inch object cannot pass through.

Escape Windows

- There shall be a minimum of 36 inches of clearance height over basement escape windows.

Underground Utilities

- Before digging, call the Gopher State One Call excavation notification center at (651) 454-0002 to locate utilities. All utilities (gas, electric, phone, etc.) will be located free of charge.

Future Porch

- It is recommended that future porch plans be submitted with the deck plans for review. Future porch additions on the deck require additional structural design.
- Typical porch footings are up to 24 inches in diameter and up to 60 inches deep (8" x 42" footings will not work on a porch). Beams should be located under future wall locations and sized to carry the wall and roof loads.

Completion Date

- Decks must be completed within 6 months of issuance of the permit unless an extension is granted.

Required Inspections

- Footings: After the holes are dug, but PRIOR TO THE POURING OF THE CONCRETE!
- Framing: To be made after all framing, blocking, and bracing are in place and prior to closing the construction so as to make it inaccessible for inspection. (This inspection can be completed at the time of the final inspection if all parts of the framing will be visible and accessible at the final inspection).
- Final: To be made upon completion of the deck and finish grading.
- Other Inspections: In addition to the three inspections above, the inspector may make or require other inspections to ascertain compliance with the provisions of the code or to assist you with your questions or concerns during the construction process.

TWENTY-FOUR HOUR NOTICE IS REQUIRED FOR INSPECTIONS

Email: permits@wspmnm.gov or call: (651) 552-4116

